



45 Bondgate,
Helmsley, North Yorkshire



45 BONDGATE, HELMSLEY, NORTH YORKSHIRE YO62 5EY

Approximate Distances: The Market Square 350 yards, Malton 15 miles, York 25 miles

A MOST CHARMING AND WELL APPOINTED RESTORED PERIOD PROPERTY CONVENIENTLY SITUATED FOR EASY ACCESS TO THE MARKET SQUARE

Porch, Sitting Room, Dining Room, Cloakroom, Kitchen, Galleried Landing, 2 bedrooms, Bathroom. Gas fired central heating.

Landscaped front garden and part walled rear garden with York stone flags. Traditional domestic outbuilding comprising Utility Room and Store.

Rear pedestrian and vehicular access.

OF INTEREST TO OWNER OCCUPIERS AND INVESTORS ALIKE



PARTICULARS FOR SALE

45 Bondgate occupies an enviable position just a short level walk away from the Market Square in the centre of the renowned Georgian market town of Helmsley, itself located on the southern edge of the North York Moors National Park where the River Rye descends from the Moors. It is rightly regarded as the jewel in the crown of this beautiful part of the countryside and has a full range of local facilities to include churches, public houses and a wide variety of retail outlets together with the renowned Black Swan and Feversham Arms hotels. Of particular interest is the nearby mansion house of Duncombe Park which lies at the heart of its eponymous estate and whose parkland adjoins the town centre. Of equal note is the proximity of the well known co-educational public school of Ampleforth College which lies approximately 4 miles away to the south where there is a well regarded sports centre offering a variety of facilities to the general public. About 3 miles away in nearby Beadlam is the Ryedale secondary school.

Believed to date from the middle of the 19th Century and one of "Twelve Apostles" of similar properties constructed by the Duncombe Park Estate, 45 Bondgate is a most attractive listed property of stone elevations under a slate roof with dressed stone windowsills and lintels with the layout and design being very typical of the attractive vernacular architecture to be found in the area at that time. The property has been the subject of a comprehensive programme of renovation and restoration and now provides extremely comfortable and well appointed accommodation of quite some quality and style whilst retaining many original period features to include original York stone flagged floors, panelled doors, original ceiling timbers and a period fireplace which all go to make for a most desirable and attractive bijou residence for the discerning purchaser. Of particular note are the relatively high ceilings which provide an unexpected feeling of spaciousness in this charming period property.

A Porch with stone floor opens to a most handsome Sitting Room arranged to the front elevation with exposed ceiling beams and a coal-effect gas fire housed in a period fireplace with basket grate, stone hearth and shelved store cupboard to one side. Immediately adjoining is the Dining Room with a Cloakroom off and which links conveniently with the Kitchen which comes complete with recessed ceiling lights, built in worksurfaces and base cupboards, a 4-ring electric hob and fan assisted oven, single drainer sink with mixer tap and wall mounted central heating boiler. An enclosed staircase leads to a Galleried Landing where a raised ceiling height gives a feeling of light and spaciousness to this part of the house and which gives direct access to both bedrooms which each have characterful exposed structural timbers. A good sized Bathroom with loft access contains quality



contemporary fittings to include a bath with antique style mixer tap and hand-held shower unit, WC, pedestal washbasin, two wall mirrors and built in low level cupboards to two elevations.

Set within a front stone perimeter wall is a landscaped garden complete with York stone flags and symmetrically arranged clipped Box hedging and the front elevation is adorned by a well established Cotoneaster. Immediately to the rear of the house is a stone flagged terrace with steps leading up to a small gravelled garden with an espalier Apple and various climbing roses. It is bounded by a stone wall and a traditional single storey outbuilding containing a Utility Room with plumbing for washing machine and an open fronted Store with a rear access door leading to an enclosed communal rear yard.

VIEWING

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

DIRECTIONS

From the Market Square turn into Bondgate heading due east, and after about 350 yards the property is on the left, shortly before Carlton Road.

SERVICES

Mains water, electricity, gas and drainage. Security system.

TENURE

The property is held Freehold.

FIXTURES AND FITTINGS

All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets, curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

LOCAL AUTHORITIES

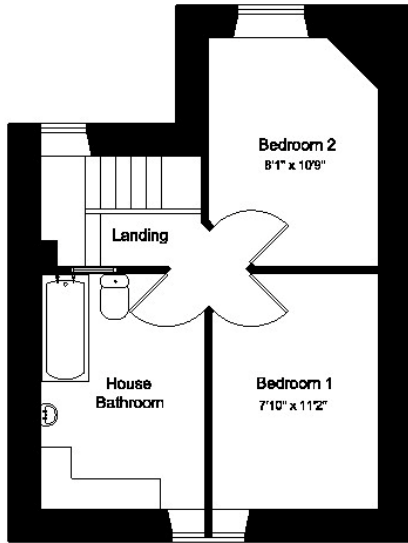
North Yorkshire Council
North York Moors National Park, Helmsley

Tel: (0300) 1312131
Tel: (01439) 772700

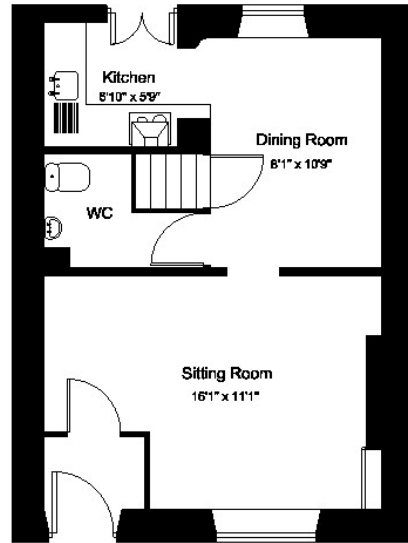
ANTI-MONEY LAUNDERING LEGISLATION

In accordance with anti-Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





First Floor



Ground Floor



**45 Bondgate
Helmsley
North Yorkshire**

Approximate Gross Internal Floor Area: 680 sq ft

For illustration purposes only. Not to scale.



EPC
This property is EPC exempt.

IMPORTANT NOTICE

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